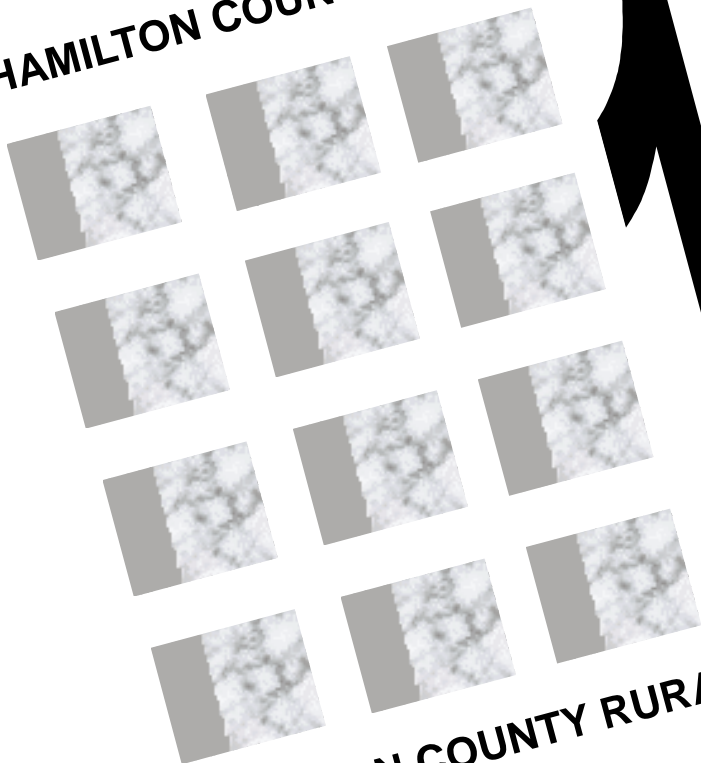


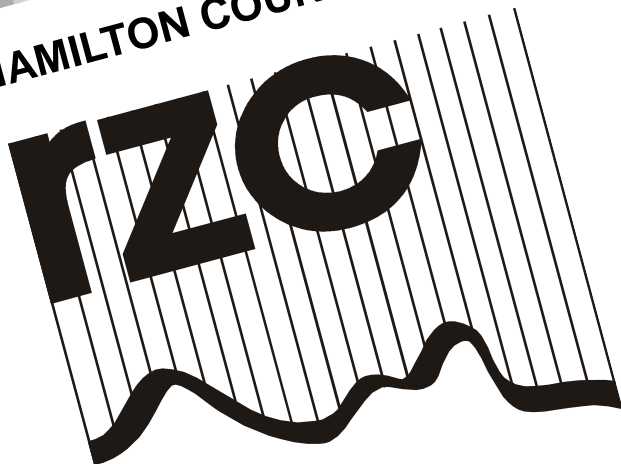
HAMILTON COUNTY REGIONAL PLANNING COMMISSION

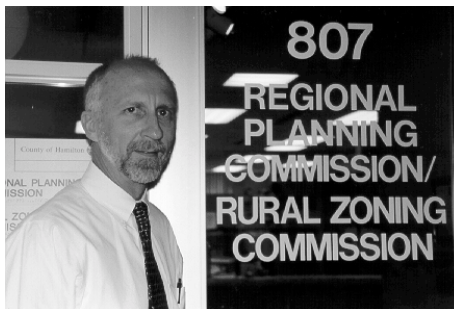


1998

ANNUAL REPORT

HAMILTON COUNTY RURAL ZONING COMMISSION





To Those We Serve:

We are pleased to provide you with the 1998 Annual Report of the Hamilton County Regional Planning Commission and Rural Zoning Commission. This report describes achievements of the Commissions and their staff in carrying out responsibilities related to community planning and zoning in Hamilton County. The inclusion of both commissions in this report reflects the interconnected mission and vision as well as the daily collaboration and teamwork in the Planning and Zoning Department.

In addition to the provision of planning and zoning services typically required, we have made outstanding progress this year in several other areas. We have provided professional planning services: to ten western Hamilton County townships and municipalities in preparing the Preferred Scenario in a collaborative plan; to the City of Saint Bernard in preparing their Comprehensive Plan; and to Columbia Township in preparing Special Public Interest Strategies and related improvement in zoning classifications. This community planning process received the 1998 Frank F. Ferris Award.

We expanded our zoning administration program to provide contract services to Sycamore Township. We improved our zoning services by automating the property owner notification process and implementing new regulations to control the location of Adult Entertainment Establishments.

We've improved our subdivision administration processes by drafting new standards for street naming and address assignment and initiated changes to enable computer scanning of new subdivisions of land. Our injection of thousands of staff hours in the monumental initiative of achieving address accuracy in the Cincinnati Area Geographic Information System will soon enable expedited permit processing and related savings for applicants as well as the County staff.

Other progress in support services includes publication of an updated Census Tract Street Directory, a regional information database, and extensive development of an internet home page: www.hamilton-co.org/hcrpc.

The Regional Planning Commission also engaged in an intensive strategic planning process—"A Plan for Planning"—that resulted in a new RPC vision and mission (included in this report) as well as the following initiatives now in progress:

- **New Partnerships:** RPC is evolving into partnerships of planning commissions and other stakeholder organizations in the public, private and civic sectors. The various partnerships will increase awareness of and promote collaboration on county wide issues, and work toward a collective vision. The revised RPC structure will assist Hamilton County communities in planning, aligning and achieving local goals in the context of the region. The RPC and its partners recognize that any effective and sustainable attack on urban core and urban county problems (social, economic, environment, transportation, land use, housing, etc.) must treat suburb and city as indivisible parts of a whole.
- **Regional Context:** New RPC partnerships are initiating a collaborative process for preparing a joint, long-range, countywide, comprehensive plan.
- **Local Self-determination:** RPC products and services are changing to provide data and indicators of real importance to local communities to support local planning as well as continuous improvement and self-determination of local communities.
- **Solutions Orientation:** New RPC partnerships are expanding our community planning role to include a focus on community building and continuous implementation of community plans.

Due to the scope of our duties and services, the annual report can only summarize our activities. Our staff would be pleased to answer any questions that you might have on our various work programs.

Ronald P. Miller, AICP

EXECUTIVE DIRECTOR

HAMILTON COUNTY REGIONAL PLANNING COMMISSION

HAMILTON COUNTY RURAL ZONING COMMISSION



DIRECTOR'S MESSAGE



Director's Message

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ANNUAL REPORT TEAM:
Karen Ambrosius, Team Leader
Caroline Andrews, Paul Smiley, Photographs
Jay Springer, Cover Layout
Russ Sparks
Bob Eaton
Todd Kinskey
Mark Abell
Tim Horsley

The Regional Planning Commission (RPC) serves the Board of County Commissioners by providing advisory planning services to the unincorporated areas (12 townships) of the County. It also provides services upon request to 37 county municipalities that are members of the Commission and pay annual fees.

The Commission's various planning activities include programs for subdivision compliance, community planning, development review and census/data and information systems. The Commission's services are tied to annual work programs that monitor development trends, evaluate current policies, and update the Hamilton County Master Plan and related regulations for zoning, subdivision of land and traffic circulation. The Commission is responsible for determining consistency of development proposals with adopted plans for township areas. Land use control responsibilities also include development review for consistency with zoning regulations, subdivision rules, and thoroughfare plans. Advisory zoning recommendations are made to the Hamilton County Rural Zoning Commission and to township and municipal zoning commissions. The RPC administers and takes final actions on land subdivision for the entire unincorporated area. It coordinates the multi-agency review of subdivision plans and ensures conformity with the County's regulations.

RPC prepares and disseminates information and maps on a variety of subjects related to planning, and this information is available for public and agency use. It maintains Census and other data on population, housing, zoning, building activity, socio-economic development, school trends, and many physical and land use features. The staff coordinates and assigns street address numbers for the unincorporated areas and several municipalities.

The Commission's staff also supports the various functions of the Rural Zoning Commission, the Cincinnati Area Geographic Information System (CAGIS), and the Community Development Department. The Executive Director serves as Secretary to the Rural Zoning Commission and Regional Planning Commission and has general charge of the functions of both Commissions.

The Regional Planning Commission is made up of seven representatives:

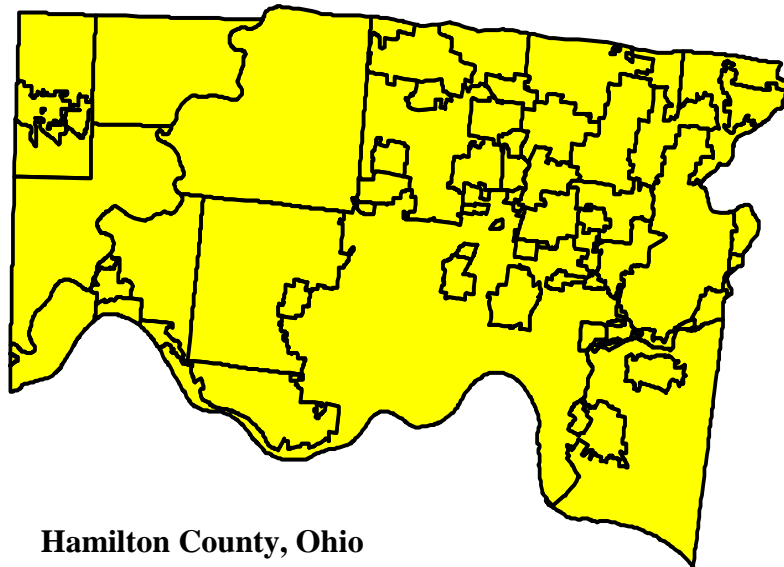
- Four representatives from townships appointed by the Board of County Commissioners
- One representative from a municipality appointed by the Board of County Commissioners
- One representative from a municipal planning commission elected by municipal planning commissions, and
- One representative from Cincinnati appointed by the Cincinnati Planning Commission

VISION

To assist Hamilton County and its communities, agencies and citizens in planning and achieving sustainable development and related community and regional goals.

MISSION

- **To build planning partnerships for creating and implementing community plans in the context of the region.**
- **To provide data management and analysis for effective planning and decision-making in Hamilton County governments.**
- **To promote an equitable balance of local, county and regional perspectives and interests in community planning forums.**



Hamilton County, Ohio



Hal Franke, Mel Martin, David Gosling, Bill Bercaw, Harold Anness, Robert Alsfielder, Jay Buchert

The Hamilton County Regional Planning Commission is a seven member board. The composition and 1998 membership of this Commission (whose members serve five-year terms) is as follows:

- Four (4) residents of the unincorporated area of Hamilton County, who are nominated by Township Trustees and other interested parties, and appointed by the Board of County Commissioners.

C.W. "Bill" Bercaw Vice-Chairman (Appointed 1990, Current Term Expires 1999 (reappointed March 1999 until 2004))

Hal Franke, (Appointed 1995, Term Expires 1999 (reappointed March 1999 until 2004))

Harold L. Anness (Appointed 1987, Current Term Expires 2000)

Robert "Jay" Buchert (Appointed 1990, Current Term Expires 2001)

- One (1) resident of a City or village with a planning commission, who is appointed by the Board of County Commissioners.

Melvin D. Martin, (Appointed 1981, Current Term Expires 2000)

- One (1) resident of a City or Village with a planning commission, exclusive of Cincinnati, who is elected by mail ballot of Municipal Planning Commissions.

Robert F. Alsfielder, Jr., Chairman (Elected in 1988, Current Term Expires 2001)

- One (1) resident from the City of Cincinnati appointed by the Cincinnati Planning Commission.

David Gosling (Appointed in 1996, Term Expires 2001)

SUBDIVISION COMPLIANCE REVIEW

- Provide consultation services for landowners
- Review new preliminary subdivision plans and determine compliance with regulations and other adopted plans; coordinate cross-agency review; prepare maps and staff reports for Planning Commission meetings
- Review minor subdivisions (lot splits) for compliance with Subdivision Regulations
- Plan and prepare addresses for all property in the unincorporated Hamilton County and some incorporated jurisdictions
- Maintain files for all subdivisions, lot splits, new streets and monthly Planning Commission proceedings

COMMUNITY PLANNING

- Coordinate the preparation, adoption, amendment and update of plans and appropriate methods to implement plans
- Provide support to development review process
- Prepare annexation reports
- Provide mapping services and analysis for special projects
- Coordinate annual Ferris award

CENSUS/PUBLIC INFORMATION

- Provide census data, analysis and other staff support to Hamilton County Community Development Department as well as other decision makers and citizens in the Greater Cincinnati area
- Complete all annual requirements of the Ohio Data Users Center necessary to retain Census Affiliate status
- Assist the Bureau of the Census in the preparation of the 2000 Census

DATA PRODUCTS DEVELOPMENT

- Provide internal and external support for decision making and quantitative analysis
- Maintain Customer Satisfaction Survey process, analyze survey results, and write survey reports
- Respond to routine customer requests for maps, data, and other information

INFORMATION SYSTEMS AND PROCESS IMPROVEMENT

- Assist in system migration and continuous update of automated mapping of development information resulting from Planning, Zoning, and Subdivision activities
- Administer local area computer network coordinate software upgrades and training
- Provide ArcInfo/digitizing and database/map maintenance services per Cincinnati Area Geographic Information System (CAGIS) agreement
- Maintain planning layers of CAGIS

PERSONNEL, BUDGET, ACCOUNTING & ADMINISTRATIVE SUPPORT

- Act as Personnel and Payroll officer
- Assist in yearly budget preparations
- Oversee expenditure and revenue for both RPC and RZC
- Assist system Administrator with network support
- Liaison with County Training Department for all staff
- Assist all staff in software training
- Complete all word processing assignments
- Answer phones, distribute incoming mail, prepare outgoing mail
- Prepare invoices and receipts for products
- Assist incoming public
- Conduct customer surveys
- Prepare RPC/RZC/Board of County Commissioner (BCC) packets

MANAGEMENT AND CROSS-FUNCTIONAL TEAMS

- Provide leadership, board administration and department management related to planning and zoning programs
- Provide direction to Planning Commission and Zoning Commission staff in the development, modification and implementation of community plans, land use regulations, work programs and internal policies
- Align objectives of employees, teams and sections with the vision and mission of the organization
- Develop strategic performance measures
- Minimize costs and increase revenues
- Develop effective regulations and processes to enable implementation of Hamilton County's adopted goals
- Provide continuous professional development and cross-training
- Coordinate provision of services among political jurisdictions, relevant departments, agencies and service users
- Administer contracts with consultants and communities
- Disperse leadership, promote involvement, initiative and innovation
- Review and respond to Customer Satisfaction Survey results
- Improve customer satisfaction
- Review processes and identify opportunities for improvement (workflow redesign/reengineering)
- Provide County representation at Ohio Kentucky Indiana Regional Council of Governments (OKI) for I-71 Major Investment Strategy (MIS), Eastern Corridor MIS, Intermodal Coordinating Committee, 2020 Land Use/Transportation Plan, Groundwater Committee, Regional O-zone Committee, Land Use Commission, Strategic Regional Plan
- Complete annual training and development
- Coordinate team-member agreements with supervisors



RPC PROGRAMS

Decision Support Manual: Volume 1

Profiles and Comparisons Townships and Municipalities

Decision Support Manual: Volume 2

Comparisons of Property Tax Rates and Assessed Valuation

Key Community Trends:

Benchmarks of Progress 1998

1998 Census Tract Street Directory

Western Hamilton County Community Profile

1998-1999 School Enrollment Report

New Reports Available in 1999

Decision Support Manual: Volume 3

School Districts

Decision Support Manual: Volume 4

Residential Building Activity

Comprehensive Plan Research Report: 99-04

Planning In the Age of Sprawl

A Profusion of Perspectives

Comprehensive Plan Research Report: 99-05

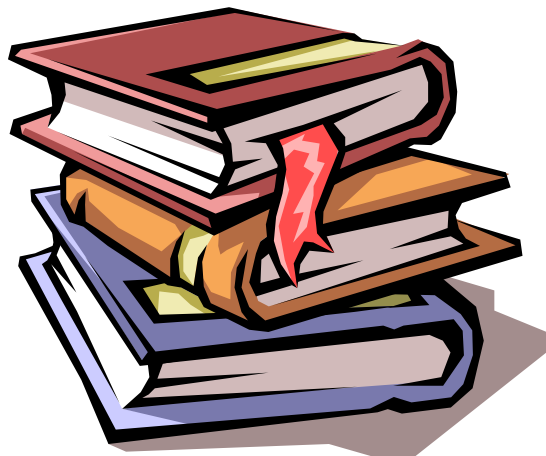
Spreading Out: The March to the Suburbs

Migration Report

Comprehensive Plan Research Report: 99-06

Spreading Out: The March to the Suburbs

Executive Summary

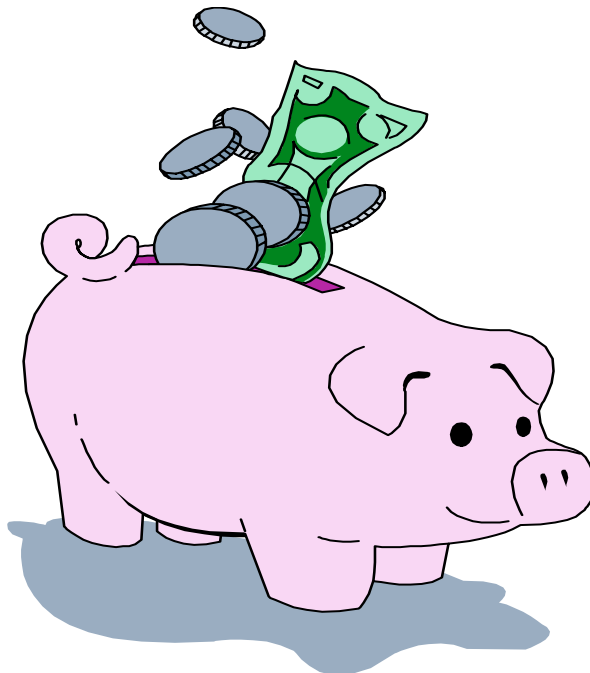


1998 BEGINNING YEAR BALANCE**\$ 131,125.20****REVENUE SOURCES**

Subdivision Fees	47,855.00
Block Grant	184,999.35
Contracts	18,137.22
Membership Dues	4,660.00
Misc. Sales & Services	9,822.73
General Fund	633,120.30

TOTAL REVENUE**\$ 898,604.60****OPERATING EXPENSES**

Personnel	763,009.54
Contract Services	17,779.28
Non-Personnel	81,435.42

TOTAL EXPENSES**\$ 862,224.24****ENDING YEAR BALANCE****\$ 167,505.56**

HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Historical Perspective

“A General Overview”

HISTORY

Decade	External Forces	RPC Focus (Service Direction)
1920's	<ul style="list-style-type: none"> • U.S. regional planning movement • U.S. zoning movement • Ohio regional planning law • Ohio subdivision enabling legislation • Uncoordinated suburban development • Public health concerns • Property value concerns 	<ul style="list-style-type: none"> • Choice of Regional versus County Planning Commission • Formation of the Hamilton County Regional Planning Commission
1930's	<ul style="list-style-type: none"> • Ohio legislation transferring platting authority from County Commissioners to the RPC • Suburbanization 	<ul style="list-style-type: none"> • Develop model subdivision regulations • Adopt County subdivision regulations • Promote subdivision control in municipalities • Develop Hamilton County Thoroughfare Plan
1940's	<ul style="list-style-type: none"> • Ohio zoning enabling legislation • Incorporation of 7 municipalities • Completion of 1948 Cincinnati Master Plan with County-wide Elements 	<ul style="list-style-type: none"> • Prepare regional planning studies • Update County subdivision regulations • Initiate property addressing system for Hamilton County • Promote state law amendments to enable zoning regulations • Develop model zoning regulations for Hamilton County townships • Create Rural Zoning Commission • Adopt rural zoning in five townships (1949) • Reorganization of the RPC
1950's	<ul style="list-style-type: none"> • Incorporation of 5 municipalities • Interstate highway system • Post-war sprawl development • Start of fragmented zoning adoption by individual precincts 	<ul style="list-style-type: none"> • Short term planning and administration (subdivision and zoning) • Adopt rural zoning in two additional townships
1960's	<ul style="list-style-type: none"> • U.S. metropolitan planning movement • U.S. Categorical Grants and 701 Planning Grants • Ohio caselaw on annexation policy • Rapid growth and storm water problems • War on Poverty / Social Planning • Model Cities / Urban Renewal Legislation • Community Action Agencies • Community Services Block Grants • CMHA extended to County boundaries 	<ul style="list-style-type: none"> • Adopt rural zoning in two additional townships • Develop Hamilton County Master Plan • Update Hamilton County Thoroughfare Plan • Develop Hamilton County Public Library Plan • Develop Hamilton County Parks Plan • Develop Code Enforcement Programs • Comprehensive Storm Drainage & Open Space Master Plan (1967) • Collaborate in creation of OKI Regional Council of Governments • Develop Planned Unit Development zoning regulations

Decade	External Forces	RPC Focus (Service Direction)
1970's	<ul style="list-style-type: none"> • U.S. 701 Planning Grants • Housing and Community Development Act of 1974 • Urban County Authority and Funding • U.S. Community Development Block Grants • State and Federal Scenic Rivers Program • Movement from county zoning to township zoning 	<ul style="list-style-type: none"> • Collaborate in creation of Community Development Dept. • Prepare Assisted Housing Plan • Prepare Citizen Participation Plan • Prepare Little Miami River Valley Study and Scenic River Program Planning • Initiate Flood Insurance Program Regulations • Update elements of Master Plan <ul style="list-style-type: none"> • Commercial-industrial element • Housing element • Environment / hillside development element • Storm drainage element • Sanitary sewers element • Adopt rural zoning in one additional township
1980's	<ul style="list-style-type: none"> • U.S. caselaw on land use, property rights and regulatory takings • Taylor Creek Sewer Proposals for western Hamilton County • Western Hamilton County development and stream pollution 	<ul style="list-style-type: none"> • Develop Township land use plans • Develop Corridor plans • Prepare analysis of Secondary Impacts of Sanitary Sewers • Develop RPC Consistency Bylaws governing adoption, amendment, interpretation and implementation of adopted plans • Expand zoning enforcement program • Obtain certification as a Census Information Center for 4 counties
1990's	<ul style="list-style-type: none"> • Personal computer technology • GIS computerized mapping technology • West side sewer and water expansion • Township home rule • Movement from county zoning to township zoning • Expansion of County government authority • Property rights movement • Global economy and regional competition • Ohio smart growth movement • U.S. community benchmarking movement • U.S. sustainable development movement • U.S. regionalism movement 	<ul style="list-style-type: none"> • Develop computer network, information systems and services • Develop data products and services • Update Thoroughfare Plan • Develop model subdivision regulations (SUAG) • Develop model zoning regulations (ZUAG) • Develop CAGIS layers • Develop contract planning and zoning services (LZAC, LPAC) • Develop automated zoning code • Develop automated and integrated permitting system • Develop web site • Develop Strategic Plan for RPC organization
2000 + (projected)	<ul style="list-style-type: none"> • Regional and global competition • Suburban Gridlock • Disinvestment in urban/suburban core • Infill development • Mass transit corridors 	<ul style="list-style-type: none"> • Revise RPC organizational structure to fit current environment. • Develop effective partnerships with stakeholders • Develop county-wide plan for community, environment and economic development in context of the region. • Develop consensus on benchmarks and indicators to increase awareness of problems, opportunities and goals in Hamilton County.

The Rural Zoning Commission serves the Board of County Commissioners by administering and enforcing zoning in eight townships or parts thereof covering an area of about 80 square miles. The Commission itself is responsible for making recommendations to the Board regarding zone amendments and makes final determinations on Planned Unit Developments. The Commission consists of five members from the areas under County Zoning appointed by the Board of County Commissioners. By law, the unanimous decision of the Board of County Commissioners is required to deny or modify the recommendation of the Commission.

The Zoning Resolution is interpreted and enforced by the office of the County Zoning Inspector. The Zoning Inspectors are administratively a part of the RZC staff, but are appointed by the County Commissioners. Duties of the RZC administrative staff and Zoning Inspectors include:

- Coordinating zoning amendment review and scheduling of Public Hearings
- Presenting amendment and other zoning requests before the Regional Planning Commission, Rural Zoning Commission, Board of Zoning Appeals, and Board of County Commissioners
- Maintaining official maps and files
- Assisting the public with zoning information
- Reviewing all building permits for zoning compliance
- Issuing Zoning Certificates and Final Zoning Inspections Certificates for all building permits
- Conducting field inspections on reported zoning violations
- Abating zoning violations through due process
- Maintaining complaint and abatement records
- Updating the zoning regulations

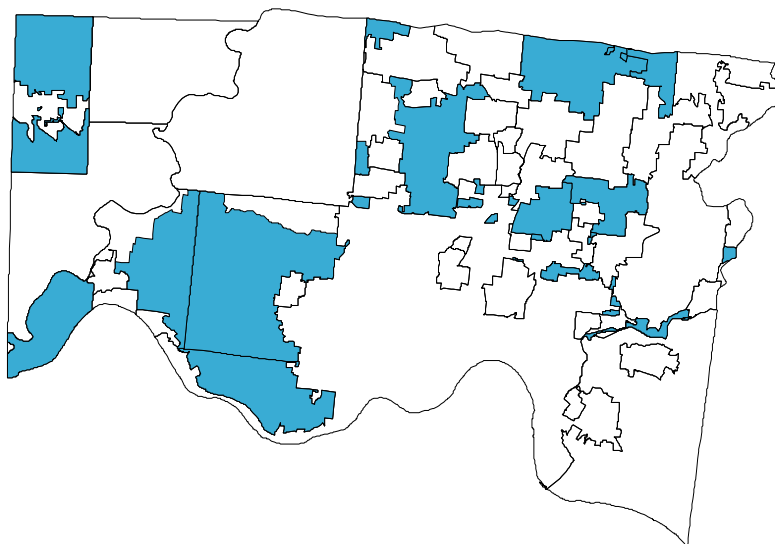


VISION

To have all development in compliance with Hamilton County zoning regulations as well as consistent with the land use goals and objectives of the region and each affected township.

MISSION

To administer and enforce the zoning regulations adopted by the Board of County Commissioners and the citizens of Hamilton County while continually improving public awareness and understanding of the importance of zoning in protecting public health, safety and welfare as well as private property.



COUNTY ZONING JURISDICTION
Hamilton County, Ohio



Allen Paul, Arthur Knabe, Dennis Sies, Becky Hummeldorf, William McCormick

The five members of the Hamilton County Rural Zoning Commission are appointed by the Board of County Commissioners for a five-year term. These members must reside in an area under the jurisdiction of county zoning. In 1998, the composition and representation of this commission included:

- **Arthur Knabe, Resident of Green Township (Appointed 1971, Current Term Expires 2001)**
- **Becky Hummeldorf, Resident of Harrison Township (Appointed 1995, Term Expires 2000)**
- **Allen Paul, Chairman, Resident of Springfield Township (Appointed 1989, Current Term Expires October, 1999 (reappointed October 1999 until 2004))**
- **Dennis E. Sies, Vice-Chairman, Resident of Sycamore Township (Appointed 1983, Current Term Expires 2003)**
- **William McCormick, Resident of Miami Township (Appointed 1996, Current Term expires 2002)**

Zoning Compliance Review Process (RZC)

- Review all site plans and construction drawings for compliance with zoning regulations and adopted conditions
- Maintain nonconforming use certificate files
- Issue zoning certificates for all applications
- Issue final inspection certificates for completed development
- Maintain all certification files
- Provide handouts and applications to the public
- Assist the public with zoning information
- Assist in contract services for Delhi, Symmes, Green and Harrison Townships

Zoning Enforcement (RZC)

- Investigate complaints and abate zoning violations
- Provide updated zoning violation status reports to Township Officials
- Maintain records of zoning violation notices and abatement actions
- Review actual construction for compliance with issued zoning certificate
- Monitor continued compliance of new and existing Specific Planned Unit Developments
- Assist in contract services for Delhi, Symmes, Green and Harrison Townships

Zoning Revision (RPC/RZC)

- Review and report on zoning map and text amendments for municipal, township and county Rural Zoning Commission, Board of Zoning Appeals, The Regional Planning Commission and Board of County Commissioners
- Review proposed developments and determine consistency with adopted land use and thoroughfare plans
- Communicate with staff, applicants/agents, township officials and affected parties on the progress and/or modifications of zoning revision cases
- Conduct public/staff review conferences
- Maintain zoning maps and case files

RZC FINANCIAL REPORT

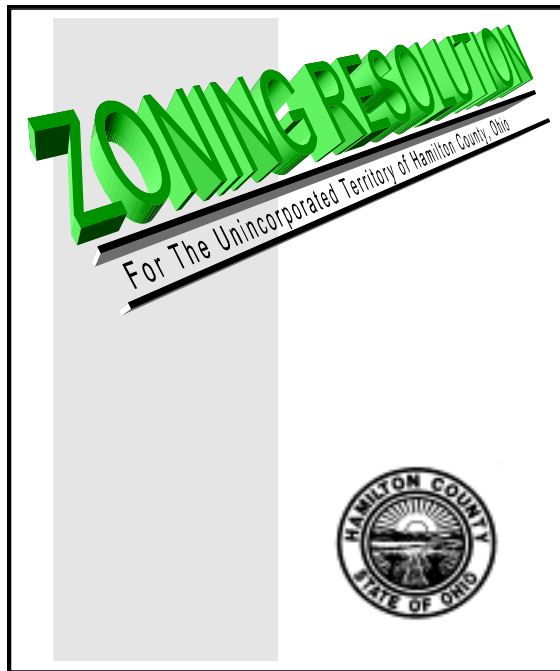
1998 REVENUE SOURCES	
Zone Application Fees	45,543.00
Zoning Certificates	157,671.00
Contracts	62,496.00
Misc. Sales & Services	2,200.00
General Fund	83,192.00
TOTAL REVENUE	\$ 351,102.00
1998 OPERATING EXPENSES	
Personnel	324,920.00
Non-Personnel	26,182.00
TOTAL EXPENSES	\$ 351,102.00



Zoning Resolution

for the Unincorporated Territory of Hamilton County

The official book of rules and standards under which property located in the unincorporated areas of Hamilton County can be used, developed and redeveloped (applicable to Columbia, Green, Harrison, Miami, Springfield and Sycamore Townships (until November 1998 when Sycamore Township adopted their own zoning code)).



RZC PUBLICATIONS



TABLE OF ORGANIZATION

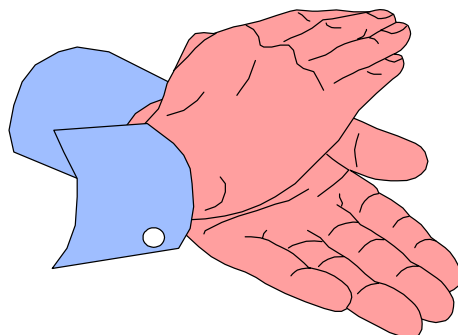


HAMILTON COUNTY
Planning and Zoning Department - 1998

(Table Of Organization -- Hamilton County Regional Planning Commission and Rural Zoning Commission Staff)

DEPARTMENT HEAD:	Executive Director (RPC/RZC Secretary) RON MILLER, AICP							
CORE PROCESSES:	ZONING PERMITS	ZONING ENFORCEMENT	ZONING REVISIONS	SUBDIVISION	COMMUNITY AND REGIONAL PLANNING	DATA PRODUCTS AND GRAPHICS (RPC Data Center)	INFORMATION SYSTEMS	ADMINISTRATIVE SUPPORT
ADMINISTRATORS	Zoning Services Administrator (County Zoning Inspector) RUSS SPARKS				Planning Services Administrator CAROLINE ANDREWS, AICP		Planning & Zoning Systems Administrator (Assistant Director) BOB EATON	
TEAM LEADERS:			Planner II -- Dev. Review (Zoning Process Manager) TODD KINSKEY, AICP	Subdivision Process Coordinator MARK ABELL		Planner II -- Data Products (Project Manager) TIM HORSLEY, PhD		Administrative Coordinator (Assistant LAN Admin.) (Training Coordinator) KAREN AMBROSIOUS
TEAM MEMBERS:	Zoning Plans Examiner LORI ADLER Zoning Plans Examiner MARY BERTA Zoning Specialist I BECKY RENEAU O'BRIEN Zoning Specialist CECILIA MCKINLEY	Zoning Inspector JIM HUHNS Zoning Inspector BILL WAITE Zoning Inspector RAY GORDON	Planner I -- Development Review LANCE SCHULTZ, AICP Zoning Specialist II MARTY INSPRUCKER	GIS Tech. - Subdivision, Platting and Addressing JIM BOWEN	Planner I -- Community Plans CATALINA LANDIVAR-SIMON, AICP Planning Interns (Land Use) DAVE ZAIDAIN EVELYN KOSONGO DAN FERGUSON GIS Specialist -- Planning PAUL SMILEY	Planner I -- Data Analyst STEVE SIEVERS GIS Specialist -- CAGIS LORRAINE JORDAN Graphics / Data Mgmt. Specialist JAY SPRINGER Planning Interns (Data Entry / CAGIS / Census)		Word Processor II (Assist. To Admin. Coord.) TERESA LAWSON Clerk II / Receptionist BZA/RZC/RPC DENISE SCHLOTMAN
CONTRACT SERVICES: (CROSS-FUNCTIONAL TEAMS)	Local Zoning Assistance Center (LZAC)			Local Planning Assistance Center (LPAC)			LZAC / LPAC Support	

- Prepared St. Bernard Comprehensive Plan
- Developed a Preferred Scenario in the Western Hamilton County Collaborative Plan
- Columbia Township SPI Strategies and District
- Expanded the LZAC program by contracting with Sycamore Township
- Developed program to enable automated address list for notification of property owners affected by development requests
- Implemented zoning regulation for Adult Entertainment establishments
- Progress on establishing street naming and addressing standards and cross-checking addresses for accuracy in the GIS
- Initiated process improvements and training to enable digital submission of subdivisions and automated review procedures
- Created a Data Products home page with extensive links to Internet planning resources, comprehensive Census information, samples of data products, descriptions of services, and maps of Hamilton County jurisdictions
- Completed revision and update of the Census Tract Street Directory
- Initiated development of a database of regional information
- Completed RPC Strategic Planning Process—"A Plan for Planning"





INTER-AGENCY COOPERATION



In addition to the daily work functions performed by the Regional Planning Commission and Rural Zoning Commission staff, the organization was also actively involved in a number of other areas. Highlights of these activities are listed below:

Committee, Team and Board Memberships:

- OKI—Regional Council of Governments Board of Trustees
- OKI—Regional Council of Governments Executive Committee
- OKI—Update to 2020 Managing Mobility Plan
- OKI—Eastern Corridor
- OKI—ICC (Intermodal Coordination Committee)
- OKI—I-71 Corridor
- OKI—Groundwater Committee
- OKI—Regional Ozone Coalition
- CAGIS Policy Board
- CAGIS Technical Advisory Committee
- CAGIS Database Design Committee
- CAGIS Migration Committee
- CAGIS Street Name/Address Committee
- CAGIS Data Modeling Committee
- CAGIS Users Group
- Hamilton County Environmental Priorities Project
- Fernald CRO (Community Reuse Organization) (Board of Directors)
- Cincinnati Section of the American Planning Association (Director & Treasurer)
- Housing Advisory Board
- Cincinnati Association Environment Panel
- Leadership Cincinnati
- County Planning Directors Association of Ohio (President)
- Ohio River Trail
- Tri-state Planning Directors Forum

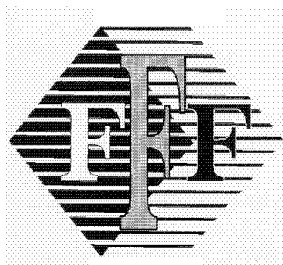
1998 FRANK F. FERRIS II PLANNING AWARD

The creation of the Frank F. Ferris II Planning Award by the Hamilton County Regional Planning Commission recognizes and honors the lifelong dedication of Mr. Ferris to municipal, county and regional planning activities, and it publicly recognizes and promotes outstanding contributions to community planning in Hamilton County. The award is presented annually to a business, municipality, township or other public agency in Hamilton County for a project that demonstrates civic, economic, aesthetic, or environmental significance. Nominated projects must be approved by the local planning commission, be part of an adopted Master Plan or equivalent planning document, started and completed as originally planned, and provide benefits to the community.

The 1998 Frank F. Ferris II Planning Award was presented on January 7, 1999 to the Columbia Township for:

WOOSTER PIKE CORRIDOR LAND USE PLAN AND SPECIAL PUBLIC INTEREST DISTRICTS

The Columbia Township Wooster Pike Corridor Land Use Plan and Special Public Interest (SPI) Districts were developed by a 13 member collaborative committee with representation from area residents, businesses and land owners, as well as Little Miami, Inc., the Villages of Mariemont and Indian Hill, Columbia Township, and the Hamilton County Regional Planning Commission. The Committee created a Land Use Plan for this portion of Wooster Pike, which is expected to undergo development over the next years with sewer availability soon to be online, as well as substantial road improvements on Wooster Pike. The Wooster Pike Suburban Corridor Special Public Interest Strategy and District were the first ever adopted by the Regional Planning Commission and subsequently by the Hamilton County Commissioners. Three major provisions in the SPI are: assurance of streetscape and interior parking lot landscape along Wooster Pike through elimination of the redevelopment exception, an expansion of billboard spacing from 500 ft. to 2000 ft., and preservation of the riverbanks of the Little Miami River.



FRANK F. FERRIS II AWARD

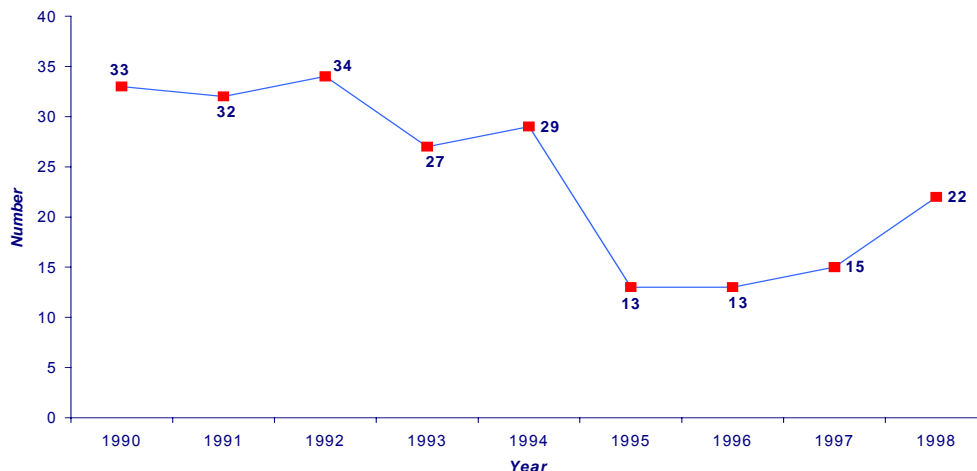


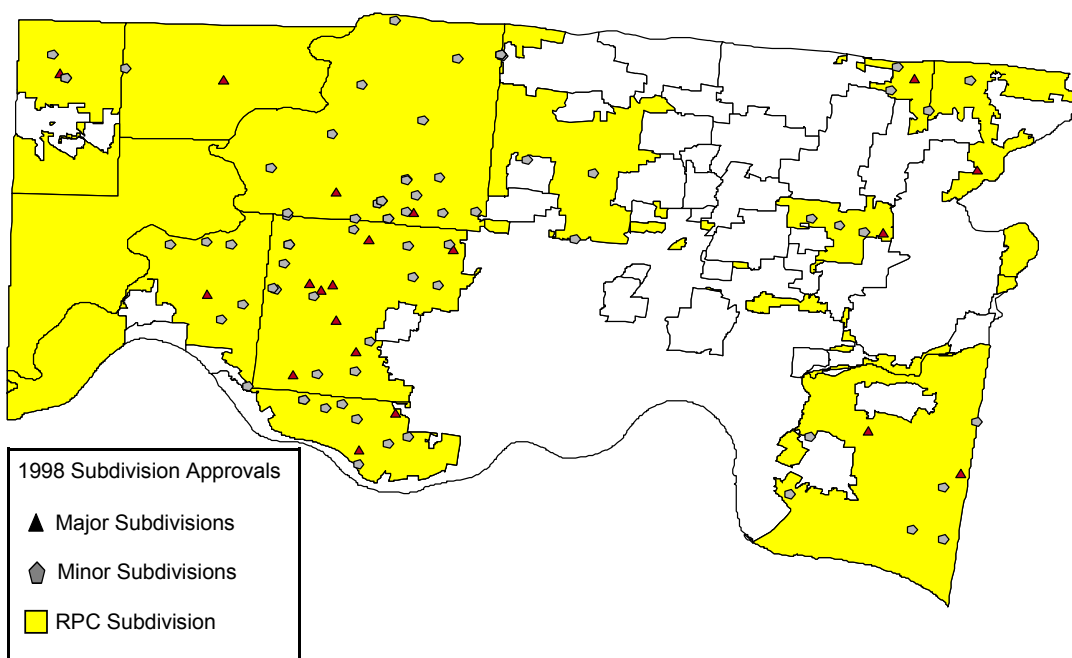
SUBDIVISIONS

Subdivisions are categorized as major or minor. A major subdivision is a division of an original parcel into 6 or more lots and usually involves improvements such as sewer, water, and streets. The plans for a major subdivision must be reviewed and approved by many Hamilton County departments or agencies that oversee the construction of the improvements. The major subdivision must be platted with lots identified with lot numbers. A minor subdivision is a division of 5 lots or less that does not involve any new streets or other public improvements. This type of subdivision is approved administratively by stamping the deeds prior to transfer. No plat is required and the lots are identified by their legal description. All plans are kept on file in the office of the Regional Planning Commission and are available for viewing during regular office hours.

Township	1990	1991	1992	1993	1994	1995	1996	1997	1998	Total
<i>Anderson</i>	8	4	9	4	5	3	3	2	2	40
<i>Colerain</i>	1	5	7	5	4	2	3	1	4	32
<i>Columbia</i>	0	0	0	0	0	0	0	0	0	0
<i>Crosby</i>	1	0	0	0	0	0	0	0	1	2
<i>Delhi</i>	4	2	1	5	1	2	0	0	1	16
<i>Green</i>	5	8	8	4	5	1	0	4	9	44
<i>Harrison</i>	0	1	1	0	2	0	0	0	1	5
<i>Miami</i>	4	2	2	3	3	1	0	3	1	19
<i>Springfield</i>	3	3	1	1	3	0	3	1	0	15
<i>Sycamore</i>	0	4	3	0	1	1	3	2	2	16
<i>Symmes</i>	7	2	2	5	5	3	1	2	1	28
<i>Whitewater</i>	0	1	0	0	0	0	0	0	0	1
Total	33	32	34	27	29	13	13	15	22	218

**SUBDIVISIONS IN THE UNINCORPORATED AREA OF
HAMILTON COUNTY
1990-1998**





TOWNSHIP	MAJOR SUBDIVISIONS	MINOR SUBDIVISIONS	TOTAL LOTS
ANDERSON	109	6	115
COLERAIN	239	48	287
CROSBY	22	6	28
DELHI	46	17	63
GREEN	352	30	382
HARRISON	12	6	18
MIAMI	83	11	94
SPRINGFIELD	0	4	4
SYCAMORE	47	10	57
SYMMES	0	2	2
WHITEWATER	0	0	0

1998 ZONING VIOLATIONS

The County enforces zoning for eight townships within Hamilton County. Three Field Inspectors are assigned to these eight territories. The type of violation which ranks the highest in mitigation consists of inoperative or junk vehicles located in residential districts. This is followed by the parking of RV's and boats in the front or side yards of a residence district. The process of mitigation includes a number of on-site inspections, notification letters, and court appearances.

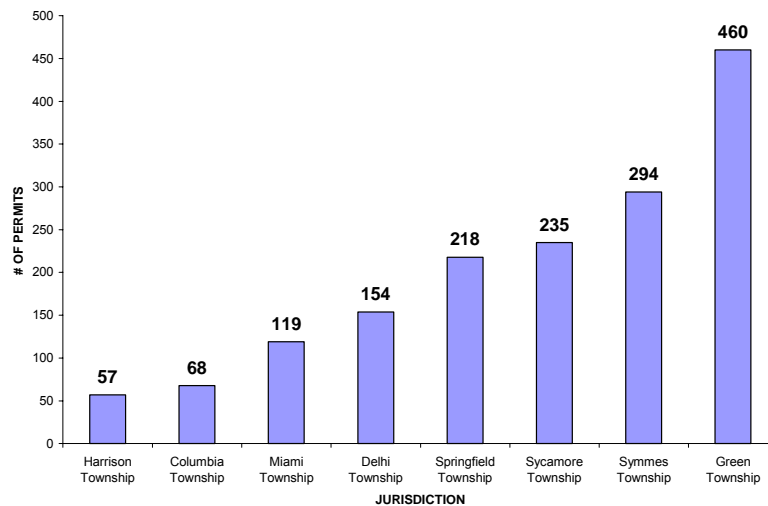
Violation	Number
Junk Vehicles	271
Recreational Vehicle in Front Yard	202
Front Lawn Problem (e.g., parking)	155
Signs (size or location)	53
Commercial Equip. in Residential	33
Fences (height or location)	15
Improper Home Occupation	14
Miscellaneous (e.g., building height)	19
Total	761

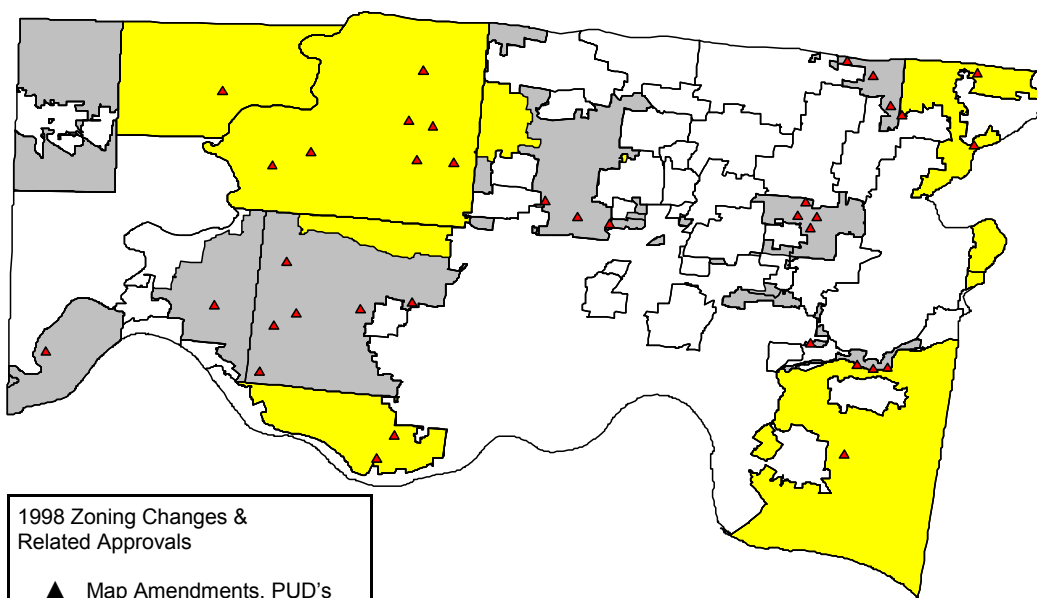
1998 ZONING PERMITS & FEES

The zoning certification process includes the review of all building applications for zoning compliance. This section consists of three team members. It has been their goal to review and issue zoning certificates with "same day service" that is, while the applicant waits. Other than for some large commercial applications, this goal has been reached for all residential projects.

Township	Number	Total Fees
Columbia	68	\$7,300.45
Green	460	\$48,364.52
Harrison	57	\$4,385.86
Miami	119	\$6,927.50
Springfield	218	\$2,417.82
Sycamore	235	\$34,254.56
Delhi (by contract)	154	\$450.00
Symmes (by contract)	294	\$1,321.76
Total	1605	\$131,402.47

1998 ZONING PERMITS





1998 Zoning Changes & Related Approvals

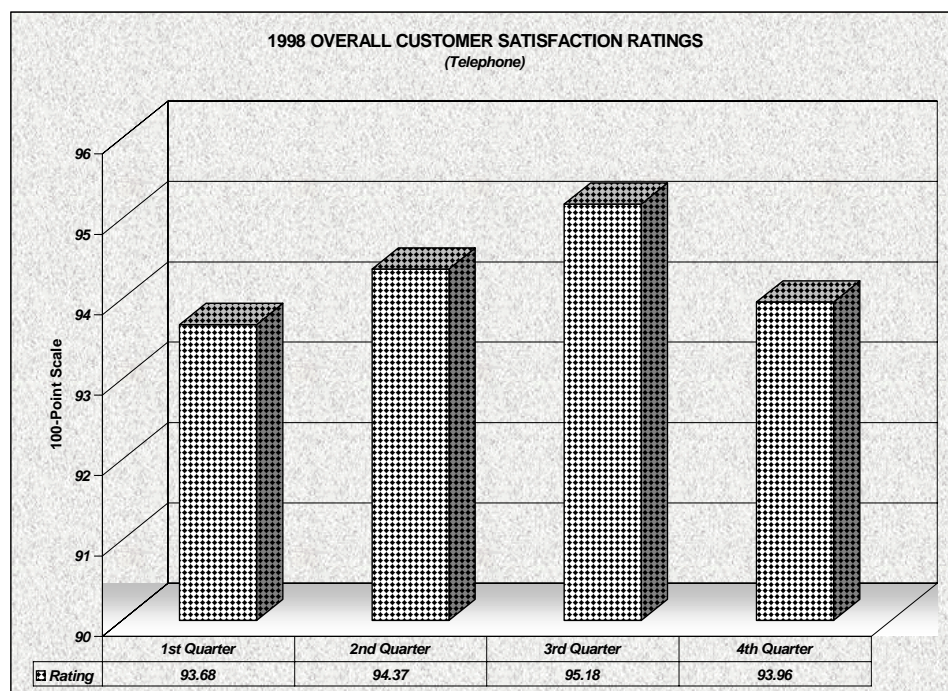
- ▲ Map Amendments, PUD's And Other Special Requests
- Township Zoning Jurisdiction
- County Zoning Jurisdiction

1998 ZONING CHANGES AND RELATED APPROVALS

Township	Zone Amendment	Text Amendment	Planned Unit Development	Special Public Interest Overlay (SPI)	Other
Anderson	1	1			
Colerain	7				
Columbia				3	1
Crosby	1				
Delhi	2				
Green	2		4		
Harrison					
Miami	2				
Springfield	2		1		
Sycamore	3	1	2		1
Symmes	2				
Hamilton County		3			
Totals:	22	5	7	3	2

Customer satisfaction is at the center of everything we do at the Planning and Zoning Department. Whether we are reviewing a subdivision, preparing a plan, or delivering data and maps, customer service is our first concern. Our office was an active partner in the effort to develop an effective customer satisfaction survey system for all Hamilton County Departments. While variation across departments is inevitable, the Planning and Zoning Department has consistently received excellent service ratings since the inception of the county-wide survey program in 1996. In addition to our quarterly telephone survey of walk-in customers, we conduct an annual mail survey of Hamilton County department heads, RPC and RZC Commissioners, township trustees, and similar clients. Results from the surveys are reviewed by the Customer Satisfaction Team, which drafts recommendations and actions plans and forwards them to the supervisors.

The chart below presents the overall RPC/RZC customer satisfaction ratings for each of the four quarters in 1998. Customers rate our service in 6 different areas on a scale of 1-6, with 1 being poor and 6 being excellent. Before the ratings are reported to the County Administrator, they are converted to a 100-point scale. The chart reveals a consistently excellent level of service, well above 90% in each quarter. The 1998 mail survey summary, presented on the next page, shows that customers surveyed by mail were very satisfied with the materials they received and the presentations we delivered. In short, the RPC/RZC is a recognized leader in the drive to provide superior customer service to all Hamilton County residents.



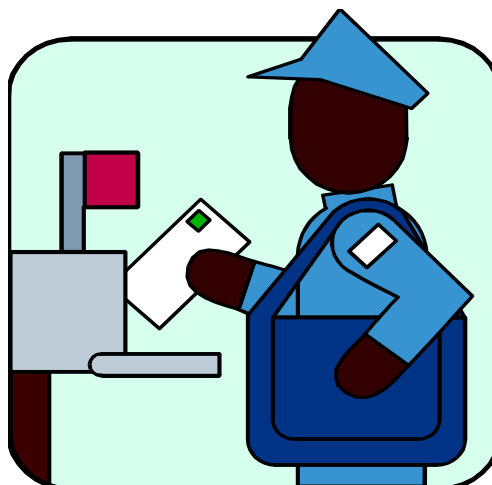
CUSTOMER SATISFACTION

RESPONSE RATE	AFFILIATION (N=33)
Surveys Sent Out = 71 Surveys Returned = 33 Surveys Completed = 29 ^a Surveys Partially Completed = 31 Return Rate = 33/71 = 46.5% Completion Rate = 29/71 = 40.1%	County Agency/Dept. Head 12.1% Township Trustee 39.4% Township Administrator 6.1% Township Zoning Administrator 18.2% RPC or RZC Commissioner 18.2% <u>Other 6.1%</u> Total 100.0%
DID YOU RECEIVE ANY MATERIALS OR ASSISTANCE? (N=31)	WERE THE MATERIALS/ASSISTANCE USEFUL? (N=28)
Yes 87.1% <u>No 12.9%</u> Total 100.0%	Very Useful 82.1% Somewhat Useful 17.9% <u>Not Very Useful At All 0.0%</u> Total 100.0%
HAVE WE GIVEN ANY ORAL OR VISUAL PRESENTATIONS (N=30)	HOW INFORMATIVE WERE THE PRESENTATIONS? (N=20)
Yes 66.7% <u>No 33.3%</u> Total 100.0%	Very Informative 80.0% Somewhat Informative 20.0% <u>Need Improvement 0.0%</u> Total 100.0%

Source: Regional Planning Commission and Rural Zoning Commission.

Note: Percentages may not sum to 100 due to rounding.

^a Based on whether the respondent was in contact with our office during the last 6 months.





REACHING US IN 1999



We are located at:

County Administration Building – Room 807
138 East Court Street
Cincinnati, OH 45202-1237

Our office is open Monday through Friday 8:00 AM to 5:00 PM with the exception of government holidays. Applications for Zoning Permits should be submitted before 3:30 PM in Room 804. For questions regarding Commission or staff services, please refer to the phone list below:

Regional Planning Commission General Information 946-4500
Rural Zoning Commission General Information..... 946-4501
FAX Number 946-4475
E-Mail info@rpc.hamilton-co.org
Web Site..... www.hamilton-co.org/hcrpc

Executive Director

Ron Miller, AICP 946-4453

Service Administrators

Bob Eaton, Planning & Zoning Sys. Admin./Asst. Director 946-4458
Caroline Andrews, AICP, Planning Services Administrator 946-4461
Russ Sparks, Zoning Services Administrator 946-4463

Zoning Enforcement & Compliance Review Services

Jim Huhn, Zoning Inspector 946-4472
Mike Burman, Zoning Inspector 946-4473
Bill Waite, Zoning Plans Examiner & Inspector 946-4474
Lori Adler, Zoning Plans Examiner 946-4470
Mary Berta, AICP, Zoning Plans Examiner 946-4471
Becky Reneau O'Brien, Zoning Specialist I 946-4451
Ceal McKinley, Zoning Specialist I 946-4482

Zoning Revision Services

Todd Kinskey, AICP, Zoning Process Manager 946-4454
Lance Schultz, AICP, Development Review Planner I 946-4464
Marty Insprucker, Zoning Specialist II 946-4462

Subdivision Compliance Review Services

Mark Abell, Subdivision Coordinator 946-4465
Jim Bowen, Planning Specialist-Address Assignment 946-4468

Community Planning Services

Catalina Landivar-Simon, AICP, Planner I-Community Plans 946-4455
Paul Smiley, GIS Specialist-Planning 946-4469
Steven Johns, AICP, Planner I-Community Plans 946-4457
Christine Nolan, Planner I-Community Plans 946-4487

Data Products and Graphics Services

Tim Horsley, Ph.D., Project Manager-Data Products 946-4456
Steve Sievers, AICP, Planner/Data Analyst 946-4467
Lorraine Jordan, GIS Specialist-CAGIS 946-4466
Jay Springer, Graphics/Data Management Specialist 946-4459

Administrative Support Services

Karen Ambrosius, Administrative Coordinator 946-4460
Teresa Lawson, Word Processor II 946-4452
Denise Schlotman, Clerk 2 946-4502

**Hamilton County Regional Planning Commission
Hamilton County Rural Zoning Commission
1998 Annual Report**

